

08/07/2024 --/--/----
G43mans Proposed C50mans

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3.

RURAL LIVING ZONE

1.0

Objectives

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~~None specified.~~

- Outline the form and conditions of future use and development in the Rural Living Zone.
- Establish broad directions for future land use, development, subdivision and servicing of an area.

2.0

Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared for:

~~A. All land:~~

- Subdivision of the land into two allotments or re-subdivision of existing allotments.
- A single dwelling on a lot.
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any ~~subdivision~~ subdivision, use or development of land that ~~the Development Plan Overlay 3~~ this schedule applies to, the responsible authority must consider ~~and be satisfied that the following decision guidelines and performance measures are met~~ the:

- ~~The proposed use and/or development is consistent~~ Consistency of any proposal with any approved ~~Development Plan and this overlay schedule~~ development plan.
- ~~Site assessment and design response that addresses site constraints and opportunities; incorporates natural features and achieves environmentally sustainable subdivision and development.~~
- ~~Future lots and dwelling locations have been determined through a detailed land capability assessment, prepared~~ Design and provision of roads and road infrastructure in accordance with the EPA publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management, March 2003* ~~Infrastructure Design Manual~~, that establishes that all effluent from the land and development can be treated, retained and disposed of on the land to comply with the *State Environment Protection Policy – Waters of Victoria and the Septic Tanks Code of Practice, March 2003*; in conjunction with the relevant road authority on declared arterial roads.
- Provision of ~~a range of~~ services, including water supply, roads, drainage, telecommunications and ~~reticulated electricity or alternative energy supply~~ (for domestic, stock and fire fighting purposes), onsite wastewater disposal, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- ~~The proposal incorporates and meets the following rural living design principles:~~
 - ~~Compatibility with the site, adjoining land and general area, and minimisation of potential amenity conflicts.~~
 - ~~Retention and enhancement ('net gain') of biodiversity and existing native vegetation to implement the objective of the Victoria Native Vegetation Management – A Framework for Action.~~
 - ~~Environmentally sustainable subdivision and development to implement catchment and biodiversity objectives of the Goulburn Broken Regional Catchment Strategy 2003.~~
 - ~~Provision and enhancement of existing environmental, riparian and road reserve linkages.~~

- Capability of the land to contain onsite effluent disposal systems and that wastewater does not contaminate surface and groundwater quality.
- Environmentally sustainable stormwater and drainage design and treatment.
- Road networks, vehicular accessibility and road safety for pedestrians and vehicles.
- Protection of significant ridgelines and landscapes.
- Adequate servicing for rural living development to Mansfield Shire Council and service authority standards.

Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

~~B. Land located to the west of the unmade government road, known as Stoneleigh Road, bound to the east by Monkey Gully Road, Parish of Loyola:~~

Any development plan for this land must address the issues of:

- ~~Lot layout and the release of the subdivision in a maximum of 6 stages.~~
- ~~Access to the area from Monkey Gully Road.~~
- ~~Internal road layout and ability for future road linkages to the Mansfield Township.~~
- ~~The retention of the unmade government road to provide future pedestrian linkages to the Mansfield Township.~~
- ~~The protection of remnant native vegetation throughout the land and along Stoneleigh Road reserve.~~
- ~~Land capability for effluent disposal, and the means of effluent disposal.~~

3.0 Conditions and requirements for permits

~~08/07/2021 - / - / - - - -~~
~~G43mans Proposed C50mans~~ None specified.

4.0 Requirements for development plan

~~08/07/2021 - / - / - - - -~~
~~G43mans Proposed C50mans~~ **~~A. All land:~~**

~~Any~~A development plan ~~for this land must outline and assess~~ must include the following requirements:

- ~~Proposed future subdivision and development to allow for the full development and servicing of the land in accordance with the Rural Living Zone.~~
- ~~Site analysis~~assessment and ~~design~~ response, including natural features, slope, and orientation, ~~views,~~ drainage lines, native vegetation, ~~and impact on neighbouring and nearby~~heritage and archaeological significance, potential impacts, viewlines and adjoining land.
- ~~Agricultural and other rural uses of the land, adjoining land and nearby land.~~
- ~~Proposed lots~~subdivision layout and density, ~~including building envelopes and effluent disposal envelopes, if appropriate~~indicating internal roads, external road linkages and impacts, pedestrian linkages and if appropriate, lot layout.
- ~~Internal road layout and external road access, including future road linkages and proposed road surfacing and standards.~~
- ~~All servicing, including water, sewerage,~~roads, water (for domestic, stock and fire fighting purposes), onsite wastewater disposal, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority to meet the standards of the relevant service authority.
- ~~Effluent disposal requirements based on a detailed land capability assessment.~~

- ~~Landscape, including protection of ridgelines and need for landscaping~~ An assessment of relevant bushfire risk and bushfire protection measures for the site and area, as appropriate.
- Existing ~~native vegetation protection and enhancement~~ and future open space, including linkages to and between open spaces.
- ~~Relationship, effect and linkages of proposed use and development of the land to uses and developments on adjoining land and nearby land~~ Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Consistency with any adopted structure plan, urban design framework or strategy relevant to the area.
- If the proposal is likely to have an effect on an arterial road, a Transport Impact Assessment Report (TIAR) should be prepared to the satisfaction of the relevant road authority. The TIAR must have regard to the relevant road authority's access management policies and determine the extent of mitigating works required on arterial roads in consultation with the relevant road authority.

~~B. Land located to the west of the unmade government road, known as Stoneleigh Road, bound to the east by Monkey Gully Road, Parish of Loyola:~~

~~Any development plan for this land must outline and assess:~~

- ~~Road infrastructure requirements such as the upgrade of the intersection at Monkey Gully Road and staged internal road standards.~~
- ~~Location and standard of internal access ways to individual allotments.~~
- ~~Provision of electricity supply and telecommunications.~~
- ~~Management of stormwater to accord with *Best Practice Environmental Guidelines for Urban Stormwater (CSIRO, 1999)*.~~
- ~~*General guidelines for Subdivision, Buildings and Works in the Rural Land Study (Shire of Mansfield, 1993)*.~~
- ~~The requirements of all relevant referral authorities.~~
- ~~Location of natural drainage lines and corridors.~~
- ~~Provision of building envelopes or exclusion areas which take into account:~~
 - ~~Natural features.~~
 - ~~Remnant native vegetation.~~
 - ~~Setbacks from significant natural drainage corridors of 30 metres for buffer strips of undisturbed vegetation.~~
 - ~~Setbacks from waterways of:~~
 - ~~30 metres for all buildings.~~
 - ~~100 metres for all effluent disposal lines.~~
 - ~~Setbacks from road reserves.~~
 - ~~Setbacks from adjoining lots.~~
- ~~Provision of an Erosion Management Plan in accordance with sediment control principles outlined in *Construction Techniques for Sediment Pollution Control (EPA, 1991)*.~~
- ~~*General guidelines for Subdivision, Buildings and Works in the Rural Land Study (Shire of Mansfield, 1993)*.~~

MANSFIELD PLANNING SCHEME

- Requirements of the rural water authority for setbacks from natural drainage lines and waterways, including:
 - 30 metre buffer strip of undisturbed vegetation along significant natural drainage corridors.
 - 30 metre setback of all buildings from waterways.
 - 100 metre setback of all effluent disposal lines from waterways.
- Requirements of the Septic Tank Code of Practice for siting of effluent disposal systems.
- Requirements of the Country Fire Authority for water supply for fire fighting purposes.
- Provision of water supply storages for both domestic and stock use of a minimum 20,000 litres.